

Thursday, July 8, 2010

10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 27

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

That the Subdivision Authority Agenda for the July 8, 2010 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the June 30, 2010 meeting be adopted.

**3. OLD BUSINESS**

- |    |                                 |   |
|----|---------------------------------|---|
| 1. | LDA09-0274<br>Posse 9176059-001 | Tentative Plan of subdivision to create 65 single detached residential lots, two medium density lots, and 3 municipal reserve parcels from a portion of NE, NW, OT 18-51-24-4 and Lot 1, Plan 852 2000 located north of the proposed 30 <sup>th</sup> Avenue and east of James Mowatt Trail; <b>CALLAGHAN</b> |
|----|---------------------------------|---|

**4. NEW BUSINESS**

- |    |                                  |  |
|----|----------------------------------|--|
| 1. | LDA10-0098<br>Posse 96608280-001 | Tentative plan of subdivision to create 22 semi-detached residential lots and 3 single detached residential lots from portions of NE-23-51-24-4 and NW-23-51-24-4 located east of 66 Street and south of Watt Boulevard; <b>WALKER</b> |
| 2. | LDA10-0123<br>Posse 97696034-003 | Tentative plan of subdivision to create one (1) public utility lot and one (1) commercial parcel from a portion of Lot 3, Block 14, Plan 0822223 and Lot 4PUL, Block 14, Plan 0822223, <b>AMBLESIDE</b>                                |

**5. OTHER BUSINESS**



Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

July 8, 2010

File No. LDA09-0274

Stantec Consulting Ltd.  
10160 – 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative Plan of subdivision to create 65 single detached residential lots, two medium density lots, and 3 municipal reserve parcels from a portion of NE, NW, OT 18-51-24-4 and Lot 1, Plan 852 2000 located north of the proposed 30<sup>th</sup> Avenue and east of James Mowatt Trail; **CALLAGHAN**

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**I The Subdivision by Plan is APPROVED on July 8, 2010, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.15 ha parcel, 0.57 ha parcel and a 0.08 ha parcel, for a total of 0.80 pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money-in-place of Municipal Reserve for Lot 1, Plan 852 2000, representing 0.09 ha of land, and provide Municipal Reserve in the amount of 2.40 ha by a Deferred Reserve Caveat to the remainder of Lot 1, Plan 852 2000 pursuant to Section 666, 667 and 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 1.22 ha by a Deferred Reserve Caveat registered against NE, NW, OT 18-51-24-4 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner register joint access easements for all properties affected by the all directional accesses to the site, as shown on the "Conditional of Approval" map, Enclosure I;
6. that the owner register a public access easement to allow public use of the multi-use trail, as shown on "Conditions of Approval" map, Enclosure I;
7. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
8. that the owner be permitted to register this plan of subdivision in stages as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;

9. that the approved subdivisions within Callaghan and Allard neighbourhoods, LDA09-0209, LDA08-0058 and LDA06-0176 be registered prior to or concurrent with this application;
10. that proposed Bylaw 15517 (LDA09-0274) to close a portion of 30 Avenue SW be approved prior to the registration of the plan of subdivision;
11. that the road closure of a portion of 30 Avenue SW (Bylaw 15517) be consolidated with the adjacent parcel prior to the registration of this subdivision;
12. that the subdivision boundary be amended to include James Mowatt Trail and 30 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner dedicate and register the walkway and greenway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for James Mowatt Trail from the north corner of Lot 1 Plan 8522000 to 30 Avenue SW and for 30 Avenue SW from James Mowatt Trail to the east property line of Stage 1 of the proposed subdivision as shown on the "Conditions of Approval" map, Enclosure I;
15. that subject to Condition 14, the owner clear and level James Mowatt Trail and 30 Avenue SW as required for road right-of-way dedication to the satisfaction of the Transportation Department; and
16. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (4) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs, constructions costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct joint accesses to the sites; as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a walkway to contain a 1.5 m concentre sidewalk with bollards, lighting and a 1.8 m uniform fence to be provided within residential property lines, as shown on Enclosure I;

10. that the owner construct a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 30 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.2 metre uniform fence within the residential property lines for all lots backing or flanking onto Municipal Reserve, including the greenway, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, greenways and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) is owing for Lot 1 Plan 8522000, less land provided for Arterial road right-of-way. The titled area is 26.6 ha and 1.38 ha is being provided for Arterial roadway. The resulting area is 25.22 ha, and therefore MR in the amount of 2.52 ha (10%) is owing. Of the 2.52 ha MR owing, money-in-place of Municipal Reserve will be provided for 0.09 ha of land, 0.03 ha dedicated as MR and 2.40 ha as Deferred Reserve Caveat (DRC).

MR is owing for the NW, NE, OT 18-51-24-4, less land provided for Arterial road right-of-way. The titled area is 21.6 ha and 2.08 ha is being provided for Arterial roadway. The resulting area is 19.52 ha, and therefore MR in the amount of 1.95 ha (10%) is owing. Approximately .77 ha is to be provided as MR and the balance of 1.18 ha is to be provided as a DRC. Due to the consolidation of the 30<sup>th</sup> Avenue (road closure area) to NW, NE, OT 18-51-24-4, the 0.041 ha MR entitlement for 30<sup>th</sup> Avenue will be added to the DRC, for a total of 1.22 ha.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Livia Balone at (780) 496-6295 or write to:

**Ms. Livia Balone, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

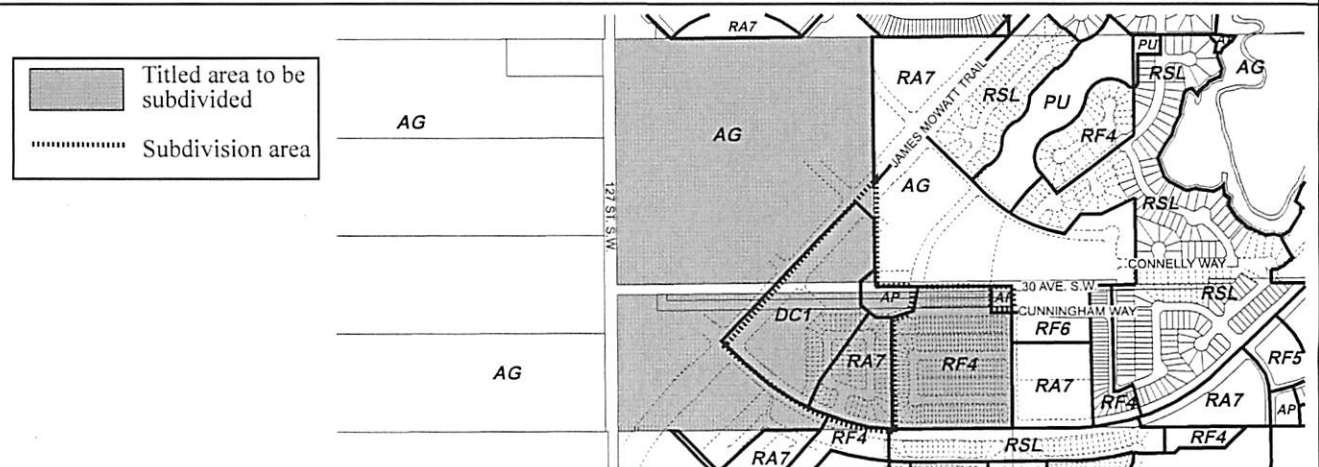
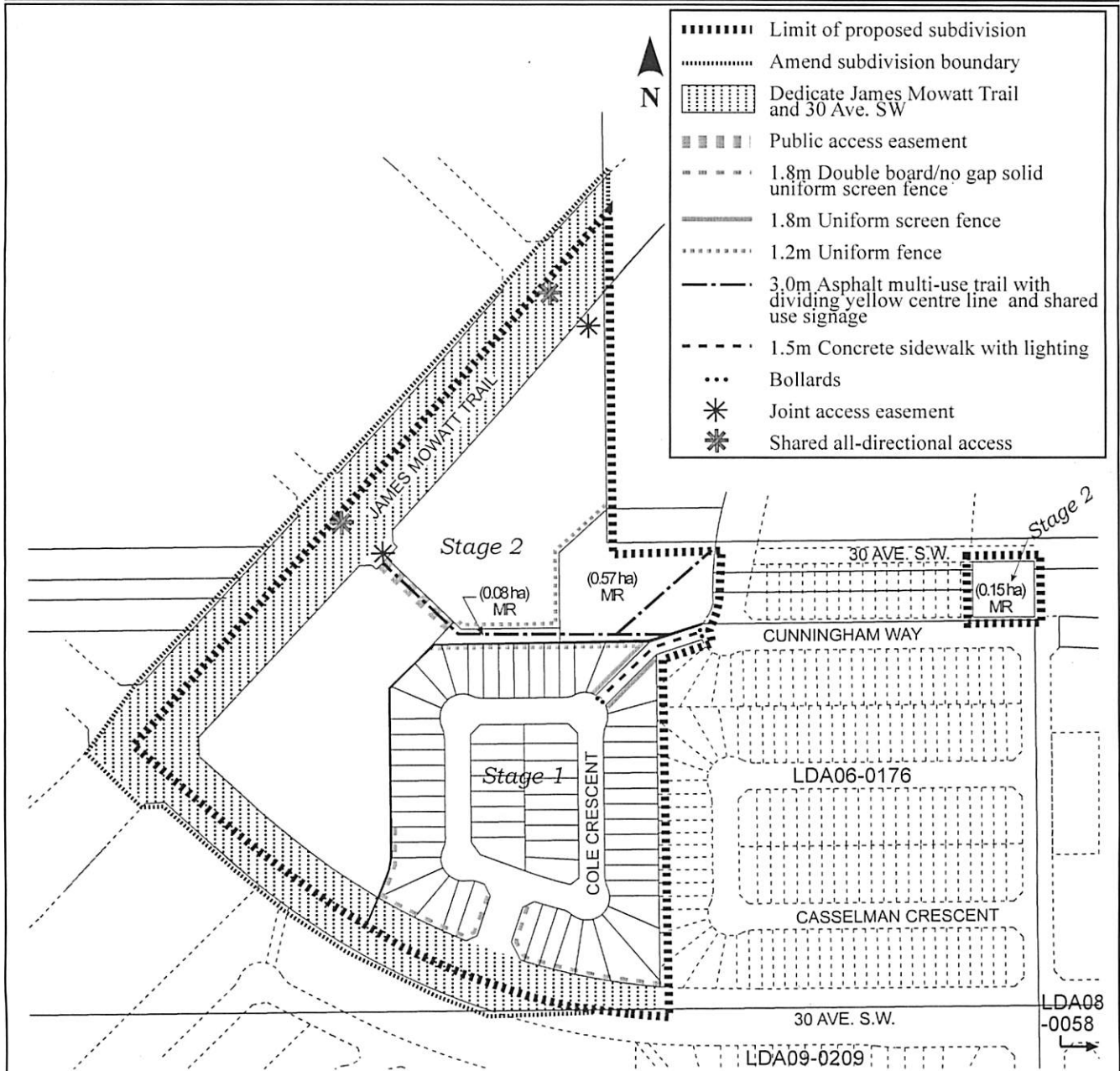
SM/lb/Posse #9176059-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 8, 2010

LDA09-0274





Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

July 8, 2010

File No. LDA10-0098

Stantec Consulting Ltd.  
10160 - 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 22 semi-detached residential lots and 3 single detached residential lots from portions of NE-23-51-24-4 and NW-23-51-24-4 located east of 66 Street and south of Watt Boulevard; **WALKER**

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**I The Subdivision by Plan is APPROVED on July 8, 2010, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 3.189 ha by agreement and caveat to the remainder of NE 23-51-24-W4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivisions within the Walker Neighbourhood (File Nos. LDA07-0073 and LDA09-0282) be registered prior to or concurrent with this application; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:**

1. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay the proportionate share of the Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;

5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct the north/south collector roadway as an "enhanced pedestrian corridor" as per the Walker NSP, within a minimum 28 m right-of-way with centre median, multi-use trail and boulevard trees, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include construction of an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers (gravel prior to CCC and asphalt prior to FAC) to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct curb extensions, with curb ramps at the multi-use trail crossing of the collector to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a financial contribution of 50% towards the total cost (including but not limited to construction, landscaping and engineering) of the east/west multi-use trail (which is to be constructed with the development of land to the south) from 66 Street to Watt Promenade, as shown on the "Conditions of Approval" map, Enclosure I;
11. that all school and/or park sites be fully serviced along the entire roadway frontage including 3 phase power, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves entitlements for NW 23-51-24-4 were addressed with LDA07-0044 where 1.35 ha was dedicated and a 4.87 DRC was requested. With subdivision LDA07-0073 a 2.16 ha dedication was requested leaving a balance of 2.71 ha MR owing. An MR credit of 0.195 was given and cash in lieu of 2.515 was requested. The MR credit was revoked under LDA09-0282 (as the lands were not developed as intended when the credit was provided) and cash in lieu was requested.

Municipal Reserves entitlements for NE 23-51-24-4 of 3.189 ha are owed and will be required as a DRC.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk,

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at (780) 944-0115 or write to:

**Ms. Cyndie Prpich, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cp/Posse #96608280-001

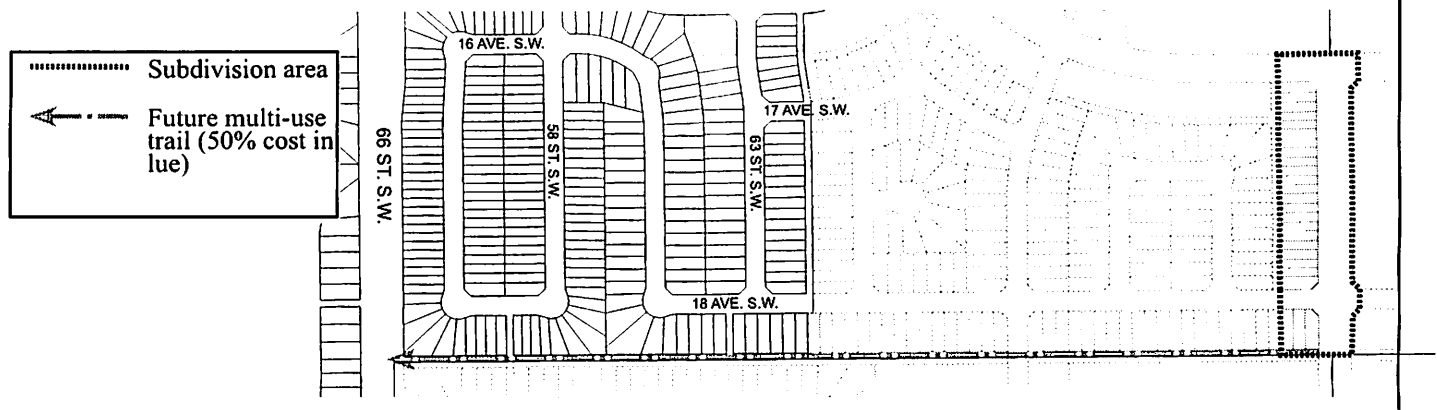
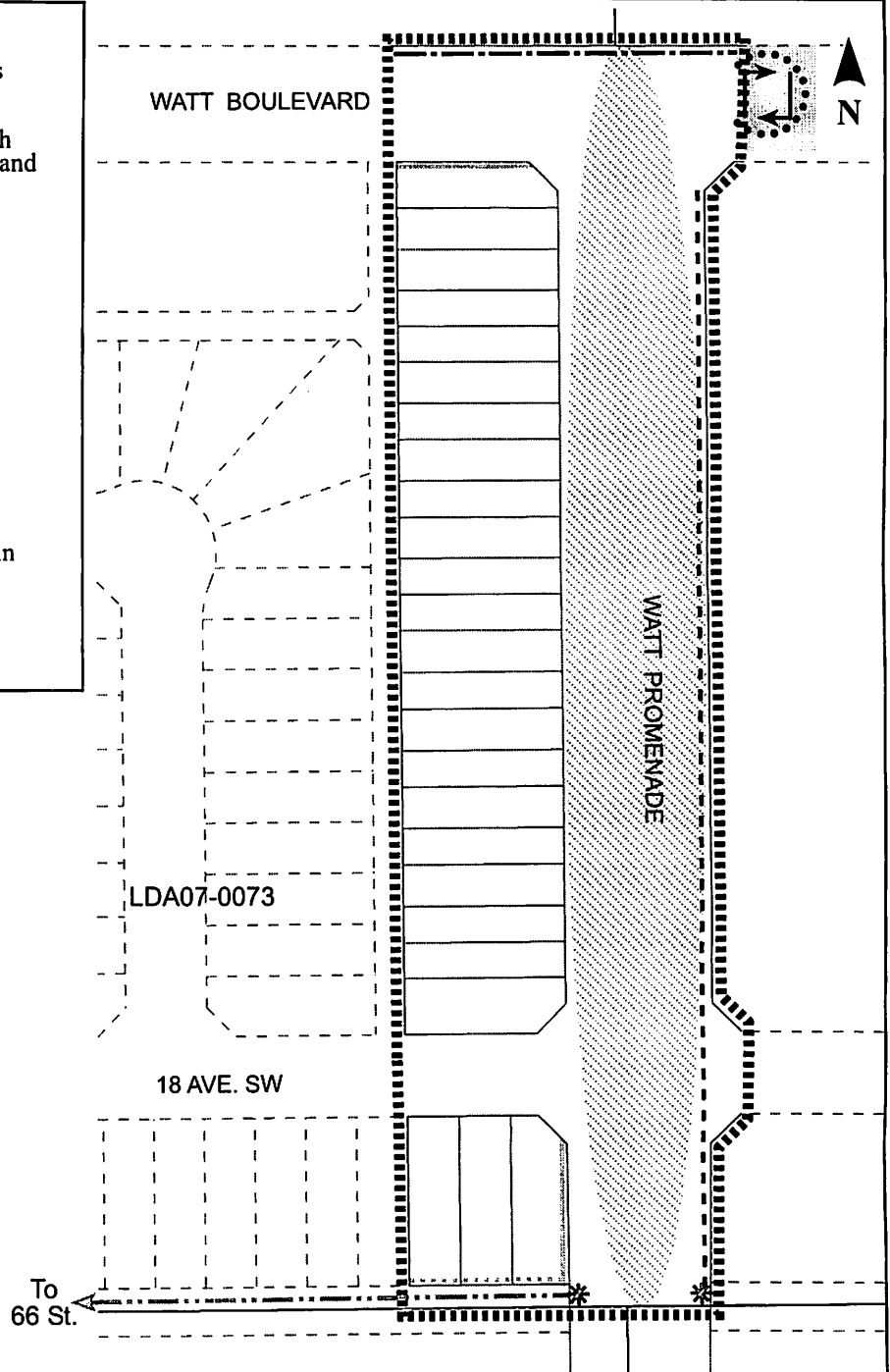
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 8, 2010

LDA10-0098

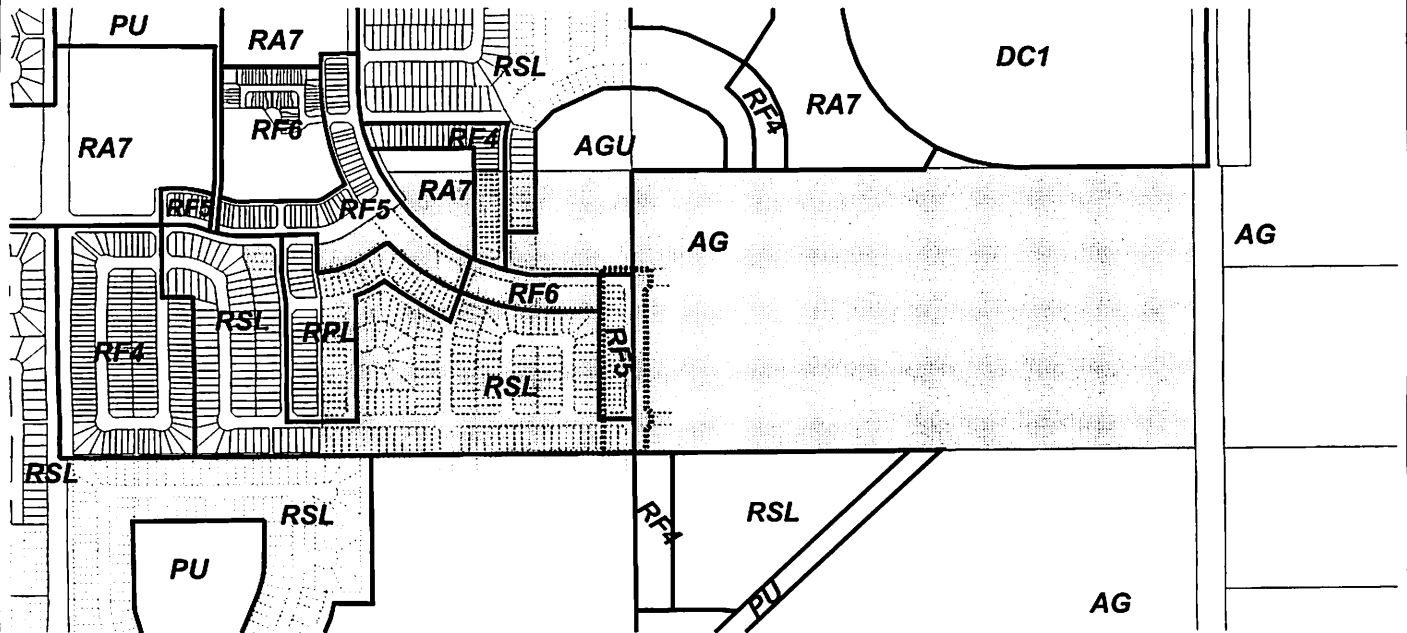
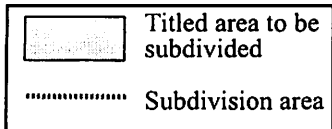
- Limit of proposed subdivision
- ▭ Include in Engineering Drawings
- ▨ Collector to be developed as an enhanced pedestrian corridor with 28m right-of-way, centre median and boulevard trees
- 1.8m Uniform fence
- - - 1.2m Uniform fence
- - - 3.0m Multi-use trail (east side of collector)
- ↻ 17.0m Temporary paved transit turnaround
- \* Curb extensions with curb ramps
- 3 Phase Power
- ← - - - Future multi-use trail (50% cost in lieu)
- ... Bollards or mini barriers



## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 8, 2010

LDA10-0098





Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

July 8, 2010

File No. LDA10-0123

Stantec Consulting Ltd.  
10160 - 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create one (1) public utility lot and one (1) commercial parcel from a portion of Lot 3, Block 14, Plan 0822223 and Lot 4PUL, Block 14, Plan 0822223, **AMBLESIDE**

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**I The Subdivision by Plan is APPROVED on July 8, 2010, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner consolidate the public utility lot with Lot 4PUL, Block 14, Plan 0822223;
3. that the owner consolidate the commercial lot with Lot 3, Block 14, Plan 0822223;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:**

1. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
3. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
4. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner construct a minimum 2.0 m landscaped buffer within the public utility lot as indicated on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department; and

6. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserves were addressed through SUB/06-0110.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Holly Bichai at (780) 944-0112 or write to:

**Ms. Holly Bichai, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/hb/Posse #976960334-003

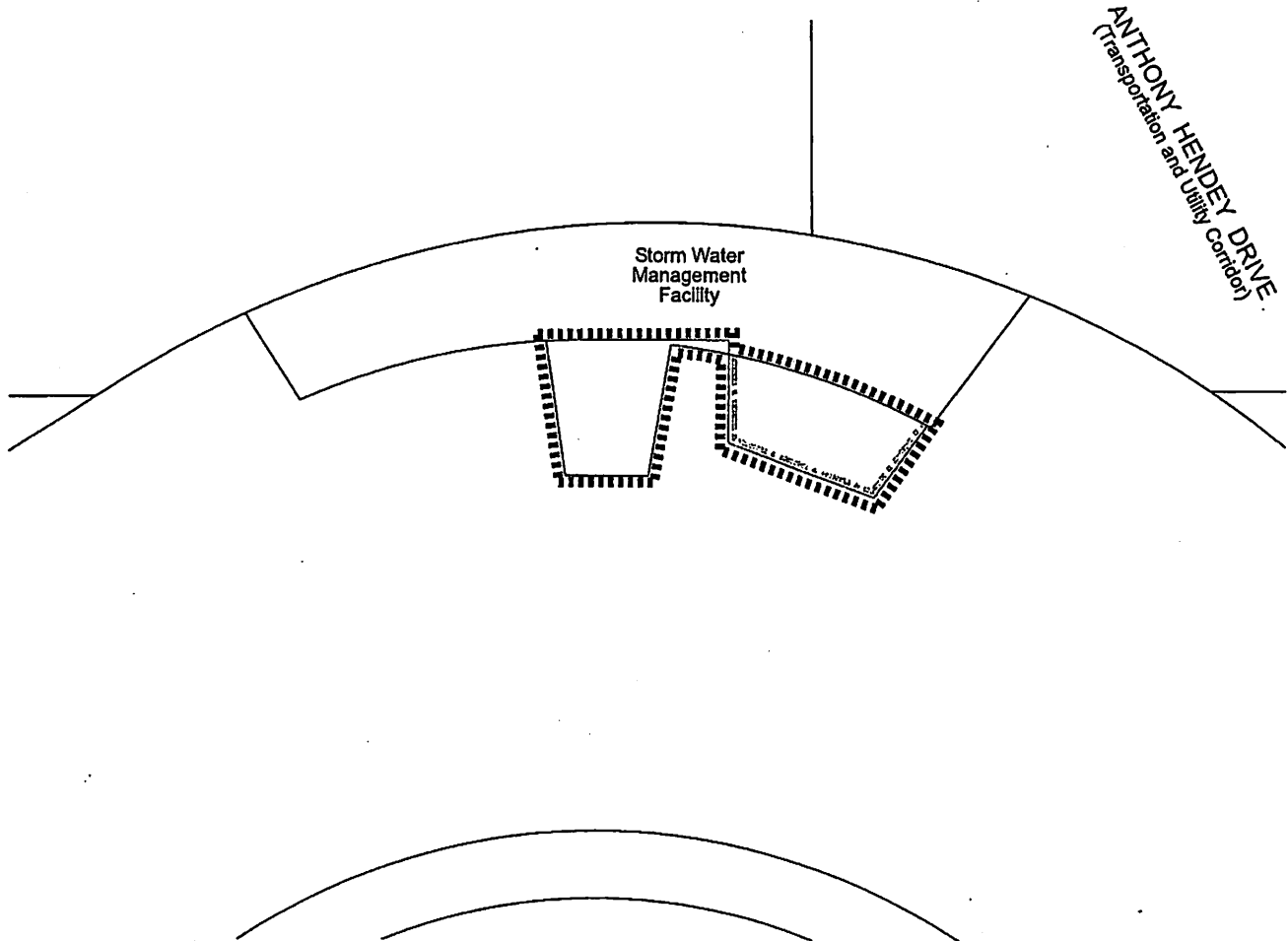
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

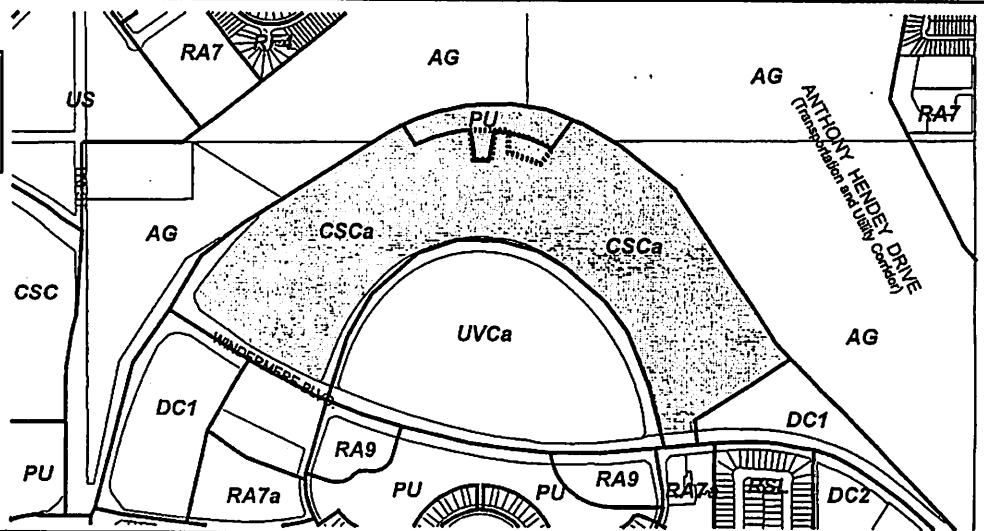
July 8, 2010

LDA10-0123

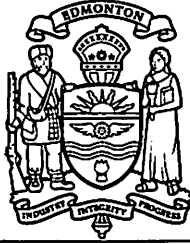
----- Limit of proposed subdivision  
 2.0m Landscape buffer



----- Titled area to be subdivided  
 ----- Subdivision area



Thursday, June 30, 2010  
11:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 26

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 30, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 10, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA09-0195  
Posse 89778122-001

Tentative plan of subdivision to create four (4) medium industrial lots, one (1) public park lot, two (2) public utility lots, and one (1) natural area parcel from a portion of NE-35-53-25-4, a portion of SE 35-53-25-4, and Lot 1 PUL, Plan 942 2256, located north of the future 153 Avenue and west of the existing 142 Street; **RAMPART INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA09-0274  
Posse 9176059-001

Tentative Plan of subdivision to create 65 single detached residential lots, two medium density lots, and 3 municipal reserve parcels from a portion of NE, NW, OT 18-51-24-4 and Lot 1, Plan 852 2000 located north of the proposed 30th Avenue and east of James Mowatt Trail; **CALLAGHAN**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA10-0010 Posse 93784097-001	Tentative plan of subdivision to create thirty-five single detached residential lots, one (1) environmental reserve lot, two (2) municipal reserve lots and three (3) public utility lots from a portion of Lot D, Block X, Plan 052 6241, located north and west of Cameron Heights Drive, <b>CAMERON HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA10-0056 Posse 94456183-003	Tentative plan of subdivision to create 118 single detached lots, 62 semi-detached lots, two (2) municipal reserve lots and one (1) public utility lot from a portion SE-28-51-25-4, <b>WINDERMERE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA10-0094 Posse 96754743-001	Tentative plan of subdivision and consolidation of 2 medium industrial business lots from Lot 4, Block 7 Plan 318KS, located west of 142 Street and north of 115 Avenue, <b>HUFF BREMNER ESTATE INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA10-0103 Posse 97107710-001	Tentative plan of subdivision to create five (5) single detached residential lots from a portion of Plan 052 2614, Block B, Lot 1; <b>THE HAMPTONS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>	
6.	<b>ADJOURMENT</b>  The meeting adjourned at 11:45 a.m.	